

Springerville Town Council
Minutes
March 16, 2005
6:00pm

Present: Kay Dyson, Mayor, Mary Nedrow Vice Mayor, Pete Hunt and Scott Cray

Absent: Mark Baca out of town.

Staff: Scott Garms Town Manager, Val Cordova Town Clerk, Sterling Solomon Town Attorney, Chief Steve West, Tom Malone Public Works Dir., James Hamblin Finance Dir., Larisa Bogardus Community Development Director, and Marnie Uhl Chamber Director.

Public: Doug Gann, Judy Hays, Dave and Amy Pulsifer, Phelps and Kay Wilkins, Tim and Jodi Saylor, Roxanne Knight, Jack Husted, Chuck Hughes and Judy Cooley.

1. Mayor Dyson called the meeting to order at 6:00pm

2. The Pledge of Allegiance was led by Councilman Cray, Invocation by Councilman Hunt.

3. Public participation:

Mayor Dyson presented Tim Saylor with a Citizen Appreciation certificate for his sacrifice and service and welcomed him back on behalf of the citizens of the Town of Springerville. Mr. Saylor was deployed to Iraq in February 2003 and just returned home after serving for two years on behalf of our Country. Mayor Dyson invited the public to let the council know when anyone living here returns home.

4. Manager, Council and Chamber Reports.

Vice Mayor Nedrow reported she attended a productive meeting today with two members of the Save our School Committee, Councilman Hunt and two town staff members.

Mayor Dyson reported that she and Mr. Garms attended a meeting with the Mayor and town manager of Eagar and Northland Pioneer College today regarding their lease, which is owned by the Towns of Eagar and Springerville.

She also attended an Economic Development for Apache County to hear updates regarding the three communities.

Mr. Garms advised the council that he is having a hard time setting a date for the goal setting session that will work for everyone. He asked if Tuesday April 12th from 9:00am until about noon would work for everyone and let him know if it was not. This meeting will be held at Sipe's Game & Fish Wildlife ranch conference room.

He also reported that the archaeological survey of our wetlands had been completed and everything was okay. Any future projects out there are okay as long as they are okayed by Game & Fish.

Mr. Slaysman advised him that the structural engineer's plans were put in the mail on Tuesday. He hopes to have them in hand by tomorrow for public works to begin ordering materials.

The airport committee, James Hamblin and Armstrong Consultants met and are moving forward with the master plan. They are working on a base of operations to lease to the Forest Service. A lease agreement for a proposed hangar to be built at the airport to house an air tanker during fire season will come before the council. The location will be considered as part of the airport master plan.

They will be working on setting up a tax committee meeting to do a review of the rules, regulations and setting up the groundwork. Money should begin to come in sometime in May.

Marnie Uhl reported that Arizona Highways TV was filming at Casa today and will probably air sometime in May.

James Hamblin briefly reported on the Chief Financial Officers conference last week regarding changes they recommend for town's regarding job costing system to more accurately track expenditures. They also reviewed all the updates for GASB requirements. He noted that the town is in compliance through # 37. However they are looking at revising 3-27 to hold town's to higher accountable standards. Next year there is new compliance for GASB 40, 42, 44 and 45 which are additional disclosure information documents to the financial statements.

5. Minutes: Consideration of approval of the minutes from the town council meeting held on March 2, 2005 at 6:00pm.

Scott Cray/Mary Nedrow motion to approve the minutes.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Scott Cray
		Pete Hunt

6. Resolution # 2005-R006: Discussion and action regarding resolution #2005-R006 supporting the application and designation of the Little Colorado River National Heritage Area.

Mr. Garms reminded the council that staff was asked to draft a resolution of support for the Little Colorado National Heritage Area.

Mary Nedrow/Pete Hunt motion supporting the application and designation of the Little Colorado River Valley National Heritage Area.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Scott Cray
		Pete Hunt

7. Springerville Elementary School Building Usage: Discussion and action concerning general utilization and floor plans for the historic town facility with appendages.

Mr. Garms explained that during today's meeting a compromise was reached in the percentage use of the building for town administration. The compromise was to use option C and relabel the wording to say temporary municipal offices, as suggested.

Councilman Hunt explained that there was not much discussion or debate, just clarification of a couple of points. He noted that the variation in plan is so minimal that any alteration would be at a minimal cost. The allowance of municipal office use of the area was addressed as well as making this same area a community meeting room in the future.

Pete Hunt/Scott Cray motion to approve the building utilization and general floor plan option C.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Scott Cray
		Pete Hunt

8. Casa Malpais Stabilization Planning Grant: Presentation by the Center for Desert Archaeology regarding the stabilization planning grant.

Mayor Dyson reminded everyone that the council approved applying for a sixty thousand dollar grant to stabilize the Casa which in the end the town did not have the money to match. The Center for Desert Archaeology then picked up the application.

Mr. Doug Gann with the Center from Desert Archaeology showed a short slide show of what the Casa Malpais site would look like after stabilization. He explained that they needed to submit the application with the interpretative plan for stabilization and would bring it back to the council for approval. He expressed concern that some of the rooms at the Casa are in serious danger of collapsing and reiterated his concern that some could collapse during tours however, the Grand Kiva and the observatory are in good condition.

In the presentation he suggested back filling all of the rooms except one room for preservation until such a time as more grants can be acquired to stabilize each room. Their recommendations are doing some minor repairs at the base of the Great Kiva and Observatory, backfill and fully document the rooms with structural failure, enhance public interpretation and visual appearance to the site and room outlines to be reconstructed to display the extent of the pueblo form and outline.

Several comments were taken from members of the audience regarding the backfilling of all the rooms and the stabilization process. They felt that visitors to the site wanted to experience more than just two rooms and disagreed with backfilling most of the rooms.

Mayor Dyson asked Ms. Uhl and Dave Pulsifer to set up a meeting next week with the committee to review this plan and give Mr. Gann direction on what this community would like to do.

9. Waste Agreement: Discussion and action authorizing the Town Manager to sign updated agreements with the companies of Natural Solutions and Quarter Moon Portable Privy and Septic Service to allow dumping of waste.

Mr. Garms advised the council that contracts were due for renewal however, in reviewing the contracts it was thought that an after hours charge in case of emergencies should be added. In speaking with Mr. Hughes and Mr. Burk both parties agreed that it would be good to have this written into the agreement. They all agreed to a charge of \$30.00 to cover expenses.

Pete Hunt/Scott Cray motion to authorize the town manager to sign the waste agreements with Natural Solutions and Quarter Moon.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Scott Cray
		Pete Hunt

10. Resolution # 2005-R005: Discussion and action regarding resolution 2005-R005 approving the application for historic preservation heritage funds for rehabilitation of the Springerville Elementary School.

Mr. Garms expressed concern with verbiage in this resolution regarding the \$100,000 match. We do not actually have the appropriations in hand and will change the verbiage to state "will" have that match when approved.

He reported that in order to get the most for our money the building committee discussed getting the heating system for the building and repairing the exterior.

They estimated \$150,000 for the heating unit and \$50,000 for repair and painting of the exterior; however he advised that these are high estimates. This would be for a dual heating (pellet/propane) system.

Mr. Solomon advised the council that First American Title has issued an endorsement against that deed restriction. This means that First American Title Company will take responsibility.

Pete Hunt/Scott Cray motion to approve resolution 2005-R005 approving the request for an application.

Vote:	Ayes:	Kay Dyson Mary Nedrow Scott Cray Pete Hunt
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11. Becker Park: Discussion and action regarding a presentation by the White Mountain Historical Society concerning Becker Park.

Mr. Phelps Wilkins presented to the council the proposed plans for the Becker Memorial Park prepared by the committee. They would like to incorporate the engraved bricks, with concrete pavers and put a three foot high planter with the Gustav Becker's name in concrete on one side. The engraved bricks can easily be removed when the time comes and replaced with more pavers.

Pave Stone in Phoenix has agreed to donate the pavers that will be used and Coss-Wilkins General Contractors have agreed to install them free of charge. He advised the council that the cost for this patio will be nominal. They will need about a four inch base of sand to install the pavers.

Mr. Wilkins advised the council that he had talked with the Presbyterian Church regarding the proposed plans and are waiting for their approval. He asked the council's approval for the proposed park plans pending approval from the Presbyterian Church.

Roxanne Knight asked if the parks committee could review the plans prior to the council's approval.

Pete Hunt/Mary Nedrow motion to accept Mr. Wilkins proposal for Becker Park with insight from the parks committee.

Vote:	Ayes:	Kay Dyson Mary Nedrow Scott Cray Pete Hunt
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12. Ordinance #2005-R002: Discussion and first reading of ordinance # 2005-002 amending Chapter 17.84.070 "Conditional Use Permits" of the Springerville Municipal Code and amending Article III, Section 302 "Conditional Use Permits" of the Springerville Zoning Ordinance.

First reading by Mayor Dyson. "An Ordinance of the Town of Springerville, Arizona amending Chapter 17.84.070 "Conditional Use Permits" of the Springerville Municipal code and amending Article III, Section 302 "Conditional Use Permits" of the Springerville Zoning Ordinance and designating and effective date ordinance 2005-002".

Larisa Bogardus explained that they ran into a glitch with a developer when staff realized that the code says any deviation from the site plans submitted with a permit has to be reconsidered as a new conditional use permit, which is unfair to developers. The planning and zoning commission approves the use with conditions, however the use shouldn't change and the enforcement of the use follows with other administrative procedures. This developer wanted to reorient the position of the building and loop a driveway but had to run it through again as a new permit. After consulting with the attorney it was decided that this was the best approach to rectify this.

Mr. Solomon advised the council that there is one change to the format but no change to the text. They will see a format correction.

13. Ordinance 2005-003: Discussion and first reading of ordinance 2005-003 amending Chapter 17.68.020 and 17.72.020 and 17.76.020 of the Springerville Municipal Code and amending Article IV, Sections 416,417, and 418 of the Springerville Zoning Ordinance.

First reading by Mayor Dyson "An ordinance of the Town of Springerville, Arizona amending Chapters 17.68.020 of the Springerville Municipal Code and amending Article IV, Sections 416, 417, and 418 of the Springerville Zoning Ordinance and designating an effective date".

Ms. Bogardus explained that this allows construction projects to put up a security fence, temporary uses associated with keeping a site in order, and storing materials. The spirit and intent of the law is that it should be allowed in all zoning classes. They asked that this be formalized by adding this language to commercial, industrial and light industrial zonings.

Temporary uses would cease upon completion or abandonment of project which is defined by the expiration of a building permit.

14. Ordinance #2005-004: Discussion and first reading of ordinance 2005-004 amending chapter 17.28.070 "Walls and Fences" of the Springerville Municipal Code and amending Article IV, Section 404(G) "Walls and Fences" of the Springerville Zoning Ordinance.

First reading by Mayor Dyson " An ordinance of the Town of Springerville, Arizona, amending Chapter 17.28.070 "Walls and Fences" of the Springerville Municipal Code and amending Article IV, Section 404(G) "Walls and Fences" of the Springerville Zoning Ordinance and designating an effective date.

Ms. Bogardus explained that a number of fence permits have been processed since coming into this office. She explained that this is another shall/may case that they would like to change. They have worked with law enforcement to come up with ideas to assist them and public works with their jobs. They are asking that we require a permit at the administration level for any fence in town so that any plan can be reviewed for easements, utility lines, etcetera.

In cases with fences of three feet to six feet a conditional permit is required but we don't charge a fee. This is taking a tremendous amount of time. She recommended making this a conditional use permit like any other and charge a fee of \$75.00. The language is being deleted that has allowed this in the past.

15. Adjournment:

Mary Nedrow/Pete Hunt motion to adjourn the meeting at 7:55pm.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Scott Cray
		Pete Hunt

Kay Dyson, Mayor

ATTEST:

Town Clerk

I hereby certify that the foregoing is a true and correct copy of the minutes of the Springerville Town Council in regular session on Wednesday March 16, 2005. I further certify that the meeting was called and a quorum was present.

Dated this 21st day of March 2005

Town Clerk